Document #4747

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Doc No. 4747

BOSTON REDEVELOPMENT AUTHORITY
May 1, 1986

DEVELOPMENT IMPACT PROJECT PLAN
360 Newbury Street/102-118 Massachusetts Avenue
Boston, Massachusetts

Developer: Richard D. Cohen, as Trustee
of R.D.C. Newbury Trust
c/o Cohen Properties
Exchange Place
Boston, Massachusetts 02109

Architect: Schwartz & Silver Architects
313 Congress Street
Boston, Massachusetts 02210

Frank O. Gehry and Associates, Inc.
11 Brooks Avenue
Venice, California 90291

Location and Description of the Property: The property is situated on the southeast corner of Newbury Street and Massachusetts Avenue, in the Back Bay District of Boston, as shown on Exhibit A hereto. It consists of a parcel of land containing approximately 14,708 square feet, with a building (the "Building") thereon which was formerly known as the Transit Building, containing approximately 106,000 square feet of space, having a street address of 360 Newbury Street, Boston.

The Building is presently a seven (7) story reinforced concrete structure. The south wall of the Building abuts land owned by the Massachusetts Turnpike Authority at Mile 132.8 of the Massachusetts Turnpike. The east property line abuts land owned by the Massachusetts Bay Transportation Authority, upon which is located a transformer building. The Auditorium mass transit station on the MBTA Green Line is located in the basement and sub-basement levels of the Building.

General Description of Proposed Development: The Developer plans to renovate and rehabilitate the Building for office, retail, restaurant and tavern uses, together with storage ancillary thereto (such renovation and rehabilitation being referred to herein, for convenience, as the "Renovations"). The proposed Renovations include demolition of the Building interior and exterior renovations, including the addition of new windows, stairways, elevators, toilets and plumbing systems, a fire pump, an emergency generator, fire alarm and communications systems, emergency lighting, signage, and a new entrance and Building lobby on the Newbury Street side of the Building. The new eighth floor of the Building will feature a 20-foot ceiling height. The

Renovations will also include construction of permanent Building awnings and cornices, the cleaning and resurfacing of the south wall of the Building and the addition of a new Building skin.

When completed, the Building will contain approximately 114,772 gross square feet of floor area on eight above-grade floors and approximately 20,448 gross square feet of floor area on two (2) below-grade levels and a mechanical penthouse. Two tenants currently in the building, leasing a total of 30,708 gross square feet, may remain. Of the above-grade floors, the first three floors will be leased as retail space and the remaining floors will be leased for office uses. Below-grade levels will be used, if at all, for storage uses ancillary to the primary retail and office uses.

The exterior building materials will be brick, glass fiber reinforced cement, lead-coated copper and glass, with lead-coated copper mechanical penthouses. New metal cornices, fastened to the Building by means of struts, will be added to the Building at elevations of 14 feet, 3 inches and 27 feet, 7 inches above grade. At an elevation of approximately 115 feet, 7 inches above grade, an upper level permanent awning and support structure will be constructed, composed of structural steel wrapped in metal, supporting a metal deck covered with roofing membrane.

The Renovations will also include upgrading of the MBTA Auditorium Station entrance on Massachusetts Avenue and exit on Newbury Street.

Estimated Construction Period: The Renovations will commence upon issuance of a building permit and are anticipated to be completed in July, 1987.

Projected Number of Employees: The Developer estimates that approximately 150 jobs (computed in person-years) will be created during the construction period. After completion, the Building will have an employee population of approximately 500 people, of which 385 positions will be newly created permanent positions. The Developer will submit a Residents Construction Employment Plan to the Director of the Boston Redevelopment Authority (the "Authority") which will set forth the Developer's Plans to ensure that its contractor and those engaged by said contractor for construction of the Renovations meet the following standards on a craft by craft basis: (1) at least 50% of total employee worker-hours in each trade will be by bonafide Boston residents; (2) at least 25% of total employee workerhours in each trade will be by minorities; and (3) at least 10% of total workerhours in each trade will be by women. The Developer will likewise formulate an Employment Opportunity Plan, which Plan will detail Developer's good faith efforts to achieve a goal that 50% of the permanent employment opportunities created by the Project will be made available to Boston residents.

Development Impact Project Agreement: As required under Section 26A-3 and Section 26B-3 of the Boston Zoning Code, the Developer will enter into a Development Impact Project Agreement (the "Agreement") with the Authority. Such Agreement will require the Developer to make a Development Impact Project Contribution (hereinafter, the "Linkage Contribution"), which shall be made by means of a Housing Contribution Option, or a Housing Creation Option. If the Developer elects to satisfy its Linkage Contribution responsibility through money payments, the same shall be made to the Collector-Treasurer of the City of Boston as custodian, pending acceptance of such payments for the Neighborhood Housing Trust by the City, in seven (7) equal annual installments, the first of which is due upon the issuance of a building permit and annually thereafter on the anniversary of the date of the first payment. The precise amount of the Linkage Contribution shall be calculated based upon the gross floor area of the renovated Building as shown on the plans for which a building permit is granted; however, it is presently anticipated that the Linkage Contribution will be approximately Seventy Three Thousand Eight Hundred Sixty and 00/100 Dollars ($73,860.00), calculated by taking the gross floor area of all floors of the renovated Building, as measured in accordance with the Boston Zoning Code (135,220 square feet), but excluding basement areas devoted exclusively to storage uses and areas in the basement and sub-basement and elsewhere in the Building devoted to housing mechanical equipment (20,448 square feet), leaving square footage of 114,772, reducing said amount by 100,000 square feet, and multiplying the resulting amount (14,772 square feet) by Five Dollars ($5.00).

The Development Impact Project Agreement will also require the Developer to make a Jobs Contribution Grant (hereinafter the "Jobs Contribution") as required by Section 26B-3 of the Boston Zoning Code which shall be made to the Neighborhood Jobs Trust, or if the Neighborhood Jobs Trust has not been established at the time of execution of the Agreement, to the Collector-Treasurer of the City of Boston as custodian, pending acceptance of payments for the Neighborhood Jobs Trust by the City, in two (2) equal, annual installments, the first of which installments is due upon the issuance of a building permit, and the second on the anniversary of the first. The precise amount of the Jobs Contribution shall be calculated based upon measurement of the gross floor area of the renovated Building as described hereinabove (135,220 square feet less 20,448 square feet, leaving square footage of 114,772), reducing said amount by 100,000 square feet, and multiplying the resulting amount (14,772 square feet) by One Dollar ($1.00). It is presently anticipated that the Jobs Contribution will be $14,772.00.

Density: The floor area ratio of the Building will not exceed 8. The lot size (14,708 square feet) and the gross floor area of the Building (114,772 square feet), yield a floor area ratio of approximately 7.8. A table showing the calculation of gross floor area is attached hereto as Exhibit B.

Building Dimensions: At its base, the Building has dimensions of approximately 126.09 feet by 145.57 feet by 118.51 feet by 102.63 feet. The height of the Building exclusive of the elevator penthouse will be 117 feet, 7 inches. Including the elevator penthouse, the height of the building will be 129 feet, 7 inches. A mechanical screen located closer to the middle of the roof of the Building, which is not an enclosed area, has a height of 133 feet, 9 inches at its highest point.

Proposed Traffic Circulation: The Building is located across the street from a Westbound entrance to the Massachusetts Turnpike and within minutes of the Copley Square Eastbound exit. The Building will have two major pedestrian entrances, one each on Newbury Street and Massachusetts Avenue. There will be no parking facilities available at the property but ample public parking is available in the vicinity of the Building, including two separate parking lots located across Massachusetts Avenue from the Building. No loading dock will be provided at the property; none is required by the Boston Zoning Code.

Access to Public Transportation: The Auditorium mass transit station on the MBTA Green Line is located in the basement and sub-basement levels of the Building and MBTA bus routes run north and south along Massachusetts Avenue, stopping in front of the Building or adjacent to it across Massachusetts Avenue.

Design Drawings: The contract documents for the Renovations, which are listed in Exhibit C hereto, have been approved by the Authority. The general appearance of the development shall conform to these plans. Said plans have also been approved by the Back Bay Architectural Commission and a copy of that approval, dated November 25, 1985, is attached hereto as Exhibit D.

Design Review: All design plans for the Development shall be subject to design review in accordance with the Authority's Development Review Procedures (1985).

Zoning Relief Required: The property is divided by the B-8-120, B-3-65 and B-4 zoning districts. In addition, the property is located in a Restricted Parking District and an Institutional Overlay District. Because the Boston Zoning Code (Section 12-1) permits a lot in single ownership at the time of the effective date of the Code to have the requirements of the less restrictive zoning district extend thirty (30) feet into the more restrictive zoning district as long as the land to which the less restrictive zoning requirements are extended remains part of said lot, the property is effectively in the B-8-120 zoning district with the exception of two (2) square feet at the southeast corner of the Building which is in Zoning District B-4. The Developer has applied for variances for the following matters:

Subject	Zoning Code Section	Required by Applicable Zoning for the Building	Provided for in the Building
Front yard (Newbury St.)	18-1	20 feet	None
Rear Yard (Abuts Mass. Turnpike)	20-1	16.30 feet (10+ length of wall parallel to lot line divided by 20)	None
Traffic Visibility Across a Corner	18-3	30 feet in each direction	None
Parapet Setback	21-1	Approximately 41 feet [two (2) feet area in southeast corner of Site only)]	None

The Developer has also requested of the Board of Appeal confirmation of its interpretation of the applicability of certain provisions of the Boston Zoning Code, and if not so confirmed, a variance with respect to those matters, as follows:

Subject	Zoning Code Section	Interpretation
Building Height	2-1(23), 16-1, 12-1 16-7	Measured from mean grade of sidewalks of Newbury Street and Massachusetts Avenue -and- Additional floor not subject to height restriction of Section 16-7
Rear Yard	2-1(45), 20-7	Massachusetts Turnpike is not a "street line" as defined by the Boston Zoning Code

EXHIBIT A

360 Newbury Street Site

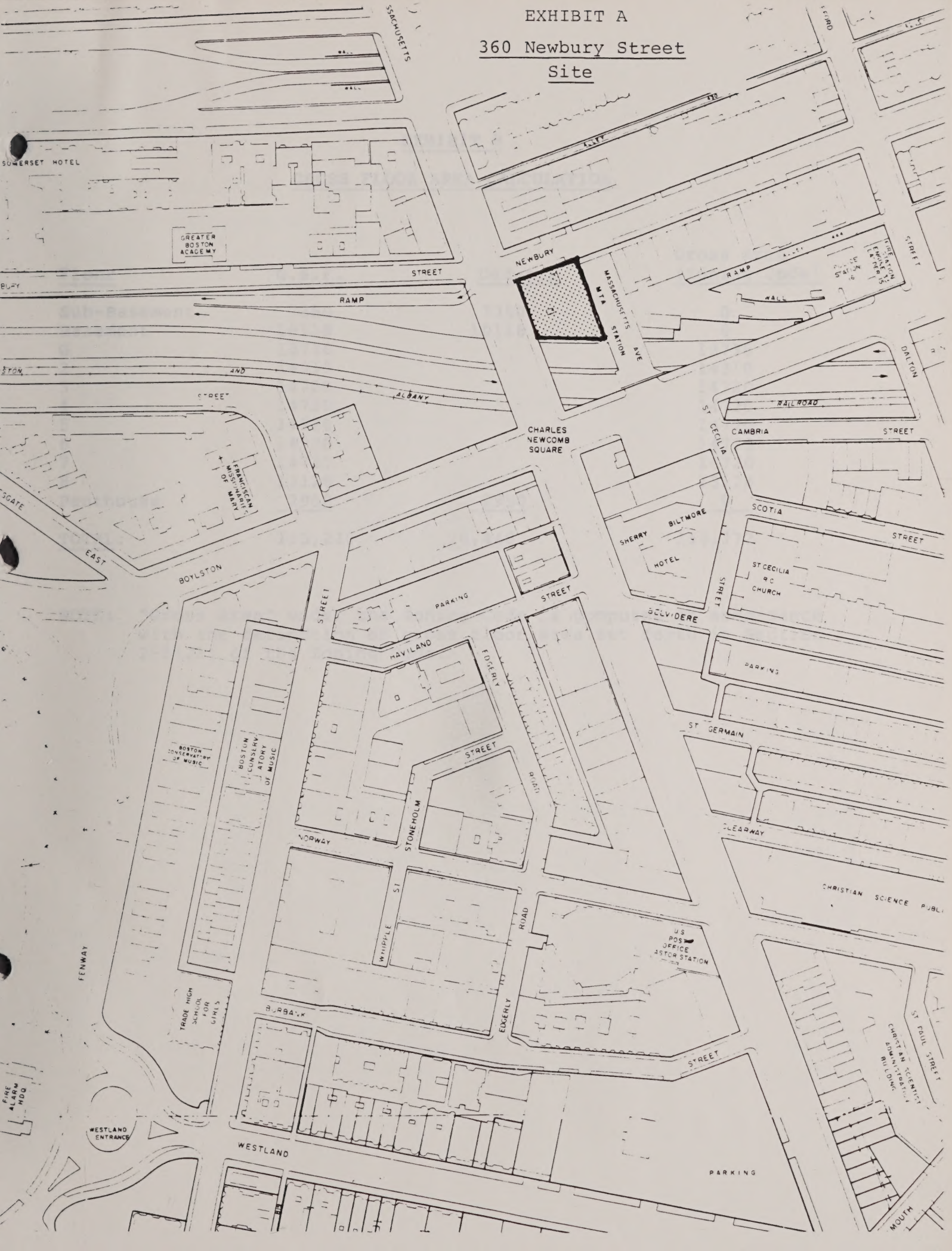

EXHIBIT B

GROSS FLOOR AREA CALCULATION

Floor	G.S.F.	Deducts	Gross Area (Zoning Code)
Sub-Basement	7380	7380	0
Basement	10118	10118	0
G	13736		13736
2	14310		14310
3	14720		14720
4	14720		14720
5	14720		14720
6	14720		14720
7	14720		14720
8	13126		13126
Penthouse	2950	2950	0
TOTAL:	135,220	20,448	114,772

NOTE: "Gross Area" under the Zoning Code is computed in accordance with the definition of gross floor area set forth in Section 2-1(21) of the Zoning Code.

EXHIBIT C

Contract Documents Approved

360 Newbury Street
Boston, MA

Developer: Mr. Richard Cohen
Cohen Properties
Exchange Place
Boston, MA 02109

Architects: Mr. Bob Hale
Frank O. Gehry & Associates
11 Brooks Avenue
Venice, CA 90291

Mr. Robert H. Silver
Schwartz/Silver Architects
313 Congress Street
Boston, MA 02210

Drawing	Title	Date
Cover	Drawing Index	Undated
Site Work		
L1	Site Plan	4/8/86
L2	Site Survey	4/8/86
Demolition		
D1.1	Sub-basement and Basement Floor Plans	4/8/86
D1.2	First and Second Floor Plans	4/8/86
D1.3	Third and Fourth Floor Plans	4/8/86
D1.4	Fifth and Sixth Floor Plans	4/8/86
D1.5	Seventh Floor and Roof Plans	4/8/86
D3.1	North and West Elevations	4/8/86
D3.2	South and East Elevations	4/8/86
Architectural		
A1.1	Sub-basement and Basement Floor Plans	4/8/86
A1.2	First and Second Floor Plans	4/8/86
A1.3	Third and Fourth Floor Plans	4/8/86
A1.4	Fifth and Sixth Floor Plans	4/8/86
A1.5	Seventh and Eighth Floor Plans	4/8/86
A1.6	Roof Plan	4/8/86

Drawing	Title	Date
Architectural (continued)		
A2.1	First and Second Reflected Ceiling Plans	4/8/86
A2.2	Fifth and Typical Reflected Ceiling Plans	4/8/86
A2.3	Fourth and Eighth Reflected Ceiling Plans	4/8/86
A3.1	North Elevation	4/8/86
A3.2	West Elevation	4/8/86
A3.3	South Elevation	4/8/86
A3.4	East Elevation	4/8/86
A3.5	Ground Floor West and North Elevations	2/14/86
A3.6	Eighth Floor West and North Elevations	2/14/86
A3.7	Eighth Floor East and South Elevations	2/14/86
A4.1	Sections - Building and Eighth Floor	4/8/86
A4.2	Wall Sections - Eighth Floor	4/8/86
A4.3	Wall Sections - Sub Basement, Seventh Floor	4/8/86
A5.1	Core Plans - First, Second, Typical Floors	4/8/86
A5.2	Core Plans - Stair & Elevator	4/8/86
A5.3	Core Plans - Stairs & Lobby	4/8/86
A5.4	Stairs - Basement, Sub-Basement	4/8/86
A6.1	Storefronts - First Floor & MBTA	4/8/86
A6.2	Storefronts - First Floor & Entry	4/8/86
A6.3	Storefronts - Types & Details	4/8/86
A7.1	Canopy Types and Details	4/8/86
A7.2	Canopy Details	4/8/86
A8.1	Building Skin Details	4/8/86
A8.2	Exterior Details - Eighth Floor	4/8/86
A8.3	Miscellaneous Details	4/8/86
A8.4	Miscellaneous Details	4/8/86
A9.1	Interior Elevations - Elevator Cabs	4/8/86
A9.2	Interior Details	4/8/86
A10.1	Window Types & Details	4/8/86
A10.2	Window Details	4/8/86
A11.1	Wall, Door & Frame Types - Door & Finish Schedules	4/8/86
Structural		
S1	Sub-basement and Basement Floor Plans	2/14/86
S2	First and Second Floor Plans	2/14/86
S3	Third and Fourth Floor Plans	2/14/86
S4	Fifth and Sixth Floor Plans	2/14/86
S5	Seventh Floor Plan and General Notes	2/14/86
S6	New Eighth Floor Framing Plan	2/14/86
S7	Roof and Part Plans	2/14/86
S8	Sections and Details	2/14/86
S9	Sections and Details	2/14/86
Plumbing		
P-1	Basement and Sub-Basement Plans	2/14/86
P-2	First and Second Floor Plans	2/14/86
P-3	Third and Fourth Floor Plans	2/14/86
P-4	Fifth and Sixth Floor Plans	2/14/86
P-5	Seventh and Eighth Floor Plans	2/14/86
P-6	Roof Plan and Plumbing Legend	2/14/86
P-7	Riser Diagrams	2/14/86
P-8	Details	2/14/86

Drawing	Title	Date
HVAC		
B-1	Basement and Sub-Basement Floor Plans	2/14/86
H-2	First and Second Floor Plans	2/14/86
H-3	Third and Fourth Floor Plans	2/14/86
H-4	Fifth and Sixth Floor Plans	2/14/86
H-5	Seventh and Eighth Floor Plans	2/14/86
H-6	Roof and Typical Core Plans	2/14/86
H-7	Details, Legends, Schedules	2/14/86
H-8	Controls	2/14/86
Electrical		
E-1	Sub-Basement and Basement Plans - Lighting, Power, and Low Tension	2/14/86
E-2	First and Second Floor Plans - Lighting	2/14/86
E-3	First and Second Floor Plans - Power and Low Tension	2/14/86
E-4	Third and Fourth Floor Plans - Lighting	2/14/86
E-5	Third and Fourth Floor Plans - Power and Low Tension	2/14/86
E-6	Fifth and Sixth Floor Plans - Lighting	2/14/86
E-7	Seventh and Eighth Floor Plans - Lighting	2/14/86
E-9	Seventh and Eighth Floor Plans - Power and Low Tension	2/14/86
E-10	Roof Plan - Electrical	2/14/86
E-11	Power One Line Distributor Riser Diagram	2/14/86
E-12	Telephone and Fire Alarm Riser Diagrams	2/14/86
E-13	Transformer Vault Plan and Details	2/14/86
E-14	Symbol List, Schedules and General Notes	2/14/86
-	Model Photographs	4/8/86

EXHIBIT D

City of Boston
Back Bay
Architectural
Commission

Boston City Hall/Room 813
Boston, Massachusens 02201
617/725-3850

November 25, 1985

Mr. Richard Cohen
Cohen Properties
53 State Street
Boston, MA 02109

NOTICE OF DECISION CERTIFICATE OF APPROPRIATENESS
Application #85.52
108 Mass. Avenue/360 Newbury Street

Dear Mr. Cohen:

At a meeting held in Boston City Hall on November 13, 1985, the Back Bay Architectural Commission reviewed and voted to approve your application for a Certificate of Appropriateness for final working drawings of the proposal including:

1. The overall design of the building;
2. The details of all major exterior architectural features and components;
3. The penthouse exterior lighting; and
4. Any revisions to those items previously approved by the Commission at earlier hearings.

In its decision, the Commission requested that you return to the staff at a later date for final review and approval of the following:

1. The sign plan for the building;
2. The lighting system on the first floor and beneath the canopy; and
3. The detailing of the plinth beneath the canopy.

Thank you for your cooperation with the architectural commission.

Respectfully,

Jean M. Ferguson

Jean M. Ferguson
Executive Secretary

CC: Mr. Robert Silver
Schwartz/Silver Architects
Mr. Frank O. Gehry

Check to

M E M O R A N D U M May 1, 1986

TO: BOSTON REDEVELOPMENT AUTHORITY
AND STEPHEN COYLE, DIRECTOR

FROM: SUSAN ALLEN, ASSISTANT DIRECTOR FOR
DEVELOPMENT AND URBAN DESIGN
MITCHELL FISCHMAN, SENIOR PROJECT COORDINATOR,
BACK BAY

SUBJECT: DEVELOPMENT IMPACT PROJECT PLAN AND
DEVELOPMENT IMPACT PROJECT AGREEMENT FOR
360 NEWBURY STREET IN THE BACK BAY

Richard D. Cohen, as Trustee of R.D.C. Newbury Trust, requests approval of a Development Impact Project Plan (DIPP) and Development Impact Project Agreement (Agreement) for renovation and rehabilitation of 360 Newbury Street for office, retail and restaurant uses. The Project will include approximately 114,772 gross square feet of floor area on eight (8) above-grade floors and approximately 20,448 gross square feet of floor area on two (2) below-grade levels and a mechanical penthouse. The first three above-grade floors will be leased as retail space and the remaining five will be leased for office uses. The building is presently a seven-story building. The new eighth floor will be a penthouse featuring a 20-foot ceiling height. The building to be renovated and rehabilitated is located on a parcel of land containing approximately 14,708 square feet in the Back Bay, and bounded by Newbury Street, Massachusetts Avenue, MBTA property, and the Massachusetts Turnpike. The 117-foot building will not exceed existing floor area ratio maximum for the site of 8.0.

The development has undergone extensive design review by Authority staff and design development drawings have been approved. The Back Bay Architectural Commission has approved the final working drawings with conditions on November 25, 1985, and issued a "Certificate of Appropriateness" for the project. The Board of Appeal has scheduled a public hearing for May 6, 1986, for the variances requested.

The developers hope to begin renovations in the Fall of 1986 and complete renovations by the middle of 1987. Approximately 150 construction jobs will be provided.

Under the DIPP and Agreement for 360 Newbury Street, in accordance with Articles 26A and 26B of the Zoning Code, the developer will make a Development Impact Project Contribution of approximately $73,860, for development of low and moderate income housing in the City, and a Jobs Contribution Grant of approximately $14,772.

C11/V

We therefore recommend that the Authority approve the attached Development Impact Project Plan and authorize the Director to execute the Development Impact Project Agreement as requested by Richard D. Cohen, as Trustee of R.D.C. Newbury Trust.

Appropriate votes follow:

VOTED: That in connection with the Development Impact Project Plan for 360 Newbury Street in the Back Bay of Boston Proper, presented at a public hearing duly held at the offices of the Authority on May 1, 1986, and after consideration of the evidence presented at that hearing, the Boston Redevelopment Authority finds that said Plan: (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Development Impact Project Plan as set forth in Articles 26A and 26B of the Boston Zoning Code as amended; and further

VOTED: That pursuant to the provisions of Articles 26A and 26B of the Boston Zoning Code as amended, the Boston Redevelopment Authority hereby approves the Development Impact Project Plan for 360 Newbury Street in the Back Bay. Said Development Plan is embodied in a written document entitled "Development Impact Project Plan for 360 Newbury Street/102-118 Massachusetts Avenue," dated May 1, 1986, and in a series of design development drawings listed in Exhibit C of said document; said document and plans shall be on file in the office of the Director of Zoning of the Authority; and further

VOTED: That the Authority hereby authorizes the Director to execute, in the name and on behalf of the Authority, a Development Impact Project Agreement with the developers of 360 Newbury Street in the Back Bay and to certify in the name of the Authority, that plans submitted to the Inspectional Services Commissioner in connection with said project are in conformity with said Development Impact Project Plan, and that the developers have entered into an Agreement with the Authority to be responsible for the Development Impact Project Contribution and a Jobs Contribution Grant, and further

VOTED: That in reference to petition Z-8584, brought by R.D.C. Newbury Trust, 102-118 Massachusetts Avenue, for variances as listed in the Development Impact Project Plan for 360 Newbury Street/102-118 Massachusetts Avenue, which is approved by the Authority today, the Boston Redevelopment Authority recommends approval provided that the Authority and the developers have executed a Development Impact Project Agreement and that plans are submitted to the Authority for design review approval to ensure that the plans are consistent with the plans previously approved by the Authority and with the Development Impact Project Plan. The Authority finds said petition to be in conformity with said Development Plan.

C11/V

4/30/86

FACT SHEET
360 NEWBURY STREET/102-118 MASSACHUSETTS AVENUE
BACK BAY DISTRICT
BOSTON, MASSACHUSETTS

DEVELOPMENT TEAM

Developer: Richard D. Cohen, as Trustee of R.D.C. Newbury Trust

ARCHITECTS: Schwartz & Silver Architects, Boston, Massachusetts, and Frank O. Gehry and Associates, Inc., Venice, California

SITE DESCRIPTION

Location: 360 Newbury Street/102-118 Massachusetts Avenue: an irregularly-shaped parcel of land with a building thereon containing approximately 106,000 square feet of space, located on the southeast corner of Newbury Street and Massachusetts Avenue to the south of which is located, below grade, the Massachusetts Turnpike extension westbound lanes. Inside the building, on below-grade levels, is located the Massachusetts Bay Transportation Authority's Auditorium Station on the Green Line.

Size and Condition: The land area of the Site is approximately 14,708 square feet, which is occupied in its entirety by the building which is in disrepair and is to be renovated and rehabilitated.

Project Description: Renovation and rehabilitation of the building located on the site for office, retail, restaurant and tavern uses, including demolition of the building interior and exterior renovations, including the addition of new windows, stairways, elevators, toilets and plumbing systems, a fire pump, an emergency generator, fire alarm and communications systems, emergency lighting, a signage and a new entrance and building lobby on the Newbury Street side of the building. An eighth floor will be added to the building, as will be permanent awnings and canopies. The exterior of the building will be cleaned, with resurfacing of the south wall of the building and the addition of a new building skin on the east and north sides of the building. Approximately 114,772 square feet of floor area on eight above-grade floors will be devoted to retail and office uses.

Height:	Exclusive of mechanical penthouse, 117 feet, 7 inches above grade.
FAR Square Footage:	The floor area ratio of the building will not exceed 8.0. The gross floor area of the building will be approximately 114,772 square feet.
Estimated Construction Time:	Renovations and rehabilitation will begin upon issuance of a building permit and are anticipated to be completed in July, 1987.

PROJECTED NUMBER OF EMPLOYEES: An estimated 150 jobs (computed in person years) will be created during construction. The Developer has agreed to formulate an Employment Opportunity Plan, which will detail the Developer's good faith efforts to achieve a goal that 50% of the permanent employment opportunities created in the Project will be made available to Boston residents. Further, the Developer will submit a Residents Construction Employment Plan, which shall ensure that of the construction employment opportunities created in the Project, 50% will be made available to Boston residents, 25% to minorities and 10% to women.

DEVELOPMENT IMPACT PROJECT CONTRIBUTION As required by Articles 26A and 26B of the Boston Zoning Code, the Developer will enter into a Development Impact Project Agreement with the Boston Redevelopment Authority and others calling for a housing linkage payment of approximately $73,860.00 and a jobs linkage payment of approximately $14,772.00.

ADDITIONAL PUBLIC BENEFITS: The Developer is presently negotiating with the Massachusetts Bay Transportation Authority with respect to improvements planned to the Massachusetts Avenue entrance to, and Newbury Street exit from the Auditorium Station, as well as an annual contribution to the costs of cleaning the Auditorium Station.

ZONING DEVIATIONS REQUIRED; Variances will be required for the following matters: front yard (Section 18-1), rear yard (Section 20-1), traffic visibility across a corner (Section 18-3), and parapet set-back (Section 21-1). In addition, variances may be required for the following matters: building height [Sections 2-1(23), 16-1, 12-1 and 16.7] and rear yard, as to definition [Sections 2-1(45) and 20-7].

ATTACHMENT TO FACT SHEET

360 Newbury Street
Site